

1 **WO**

2  
3  
4  
5  
6 IN THE UNITED STATES DISTRICT COURT  
7 FOR THE DISTRICT OF ARIZONA  
8

9 Federal Home Loan Mortgage) No. CV-09-1508-PHX-GMS  
10 Corporation, )

11 Plaintiff, )

12 vs. )

13 Sherryl L. Madison, )

14 Defendant. )  
15 \_\_\_\_\_ )  
16

**JUDGMENT ORDER**

17 Plaintiff's Motion for Summary Judgment (Doc. 62) having come before the Court  
18 and the Court having granted that Motion in its Order dated July 12, 2011 (Doc. 71),

19 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:**

20 1. The "Notice of Lis Pendens" recorded by Defendant with the Maricopa County  
21 Recorder on May 1, 2009, and made part of the Records of Maricopa County, Arizona, at  
22 Recording Number 20090389815, is **null, void, and of no effect whatsoever**. Title to the  
23 real property located in Maricopa County, Arizona, and described as Lot 499, Wildflower  
24 Ranch Unit IV, according to book 447 of maps, page 16, of the Records of Maricopa County,  
25 Arizona, shall be **forever free and clear** of this aforementioned encumbrance.

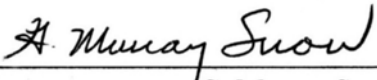
26 2. The "Notice of Substitution of Trustee and Deed of Release and Reconveyance"  
27 recorded by Defendant with the Maricopa County Recorder on May 1, 2009, and made part  
28 of the Records of Maricopa County, Arizona, at Recording Number 20090390204, is **null**,

1 **void, and of no effect whatsoever.** Title to the real property located in Maricopa County,  
2 Arizona, and described as Lot 499, Wildflower Ranch Unit IV, according to book 447 of  
3 maps, page 16, of the Records of Maricopa County, Arizona, shall be **forever free and clear**  
4 of this aforementioned encumbrance.

5 3. Defendant is **barred and forever estopped** from having or claiming any right or  
6 title adverse to Plaintiff with respect to the real property located in Maricopa County,  
7 Arizona, and described as Lot 499, Wildflower Ranch Unit IV, according to book 447 of  
8 maps, page 16, of the Records of Maricopa County, Arizona.

9 4. Pursuant to Ariz. Rev. Stat. § 33-420(A), Plaintiff is awarded judgment against  
10 Defendant for statutory penalties in the amount of \$10,000.00. This is exclusive of an award  
11 of reasonable costs and attorney fees pursuant to Ariz. Rev. Stat. § 33-420(B), to which  
12 Plaintiff is entitled upon further motion to the Court in accordance with the rules of  
13 procedure.

14 DATED this 12th day of July, 2011.

15  
16   
17 \_\_\_\_\_  
18 G. Murray Snow  
19 United States District Judge  
20  
21  
22  
23  
24  
25  
26  
27  
28